Karen Johnson Davidson County
Batch# 290638 DEEDWARR
09/24/2019 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20190924-0097113

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190822237

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $240,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of September, 2019.

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brenda Thayer 3116 Southlake Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 119 15 0 056.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Azalea Kennedy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brenda Thayer, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 64 on the Plan of SECTION TWO, SOUTHLAKE, as of record in Book 2083, Page 84, Register's Office for said County.

Said Lot 64 fronts 80 feet on the Easterly side of Southlake Drive and runs back 151.6 feet on the Northerly line and 151.7 feet on the Southerly line, to a dead line, measuring 80 feet thereon.

Being the same property conveyed to William F. Kennedy and wife, Azalea Kennedy, by Warranty Deed from C. C. Adams and wife, Irene H. Adams, of record in Book 2303, Page 30, in the Register's Office of Davidson County, Tennessee, dated October 11, 1954, and recorded on October 26, 1954.

William F. Kennedy having since died on August 21, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, SOUTHLAKE, as recorded in Plat Book 2083, Page(s) 84.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2274, Page 618.

This is improved property located at 3116 Southlake Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of September, 2019.

Azalea Kennedy
By Donna Thurman, Attorney in fact

Azalea Kennedy
By: Donna Thurman, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Thurman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Azalea Kennedy and that she is authorized by Azalea Kennedy to execute this instrument on her behalf.

WITNESS my hand, at office, this 18th day of September, 2019.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY